

Board of County Commissioners

Division of Planning & Development

Planning Services Department

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Memo

To: Zoning & Adjustment Board
From: Brad Cornelius, AICP, Planning Manager
Date: February 22, 2010
RE: First Public Hearing Regarding Evaluation & Appraisal Report

The Evaluation & Appraisal Report of the Sumter County Comprehensive Plan (EAR) is a review of the effectiveness of the implementation of the County's Comprehensive Plan and to identify how the Comprehensive Plan should be amended to reflect the current needs and future plans of the county. The EAR is required by Florida Statute. The County's current Comprehensive Plan was adopted in July 2002.

Due to the extensive nature of the EAR, the EAR will be presented to the Board over a series of two public hearings. The first public hearing on February 26, 2010, is to present the staff evaluation of the population projections adopted in 2002 and to present an introduction to the issues of local concern that are currently under review. The full analysis of the issues of local concern will come back before the Board at the last public hearing.

At the March 1, 2010, public hearing, no vote is required by the Board. The purpose of the public hearing is to allow for staff presentation of the topics identified above, opportunity for public comment, and opportunity for comments/concerns by the Board.

The next public hearing for the EAR will be on March 15, 2010.

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Population Projection Evaluation

Population projections are the foundation of effective land planning and comprehensive plans. The land use, economic, infrastructure, and public service needs planned for within a comprehensive plan are calibrated to population projections.

As part of the Evaluation and Appraisal Report (EAR) process, every local government is required to evaluate the population projections within their adopted comprehensive plan. The evaluation is focused on determining if the projections from the adopted comprehensive plan are reasonable and have appropriately estimated the future population growth of the community.

The currently adopted population projections for Sumter County were adopted by the County in July 2002. The population projections covered a period from 2002 to 2020. At the time of the preparation of the population projections in 2001 and 2002, the County was just entering a phase of explosive residential development fueled by The Villages Development of Regional Impact.

The projections in 2002 attempted to capture the influence of the development of The Villages. The first few years of the projections (2002 to 2004) were accurate. The 2002 to 2004 projection underestimated the actual population by 3% or less each year. However, from 2005 to 2009 the deviation between the projected population and the actual population increased significantly from 8% in 2005 to 26% in 2009. The 2002 population projections significantly underestimated the actual population growth from 2005 to 2009. (See Table 2-1 and Chart 2-1)

Table 2-1 Comparison of Permanent Population Projections to Actual Population and New Projections Total County							
Year	2002 Adopted Population Projections	Actual Population and New Projections	Absolute Difference	% Difference			
2000	53,345	53,345	0	0	University of Florida Bureau of Economic and Business Research Projections 2010-2035		
2002	59,407	61,348	(1,941)	(3)			
2003	62,438	63,001	(563)	(1)			
2004	65,469	66,416	(947)	(1)			
2005	68,500	74,052	(5,552)	(8)			
2006	70,210	82,599	(12,389)	(18)			
2007	71,920	89,771	(17,851)	(25)			
2008	73,630	93,024	(19,394)	(26)			
2009	75,340	95,304	(19,964)	(26)	Low	Medium	High
2010	77,050	97,700	(20,650)	(27)	92,300	98,200	104,100
2015	85,600	109,537	(23,937)	(28)	104,300	117,600	132,800
2020	94,250	135,736	(41,486)	(44)	114,900	139,400	165,300
2025	NA	166,381	NA	NA	123,100	161,200	200,800
2030	NA	201,398	NA	NA	128,700	182,400	239,100
2035	NA	240,746	NA	NA	131,800	203,200	280,100

Notes:

Italic text are new population projections.

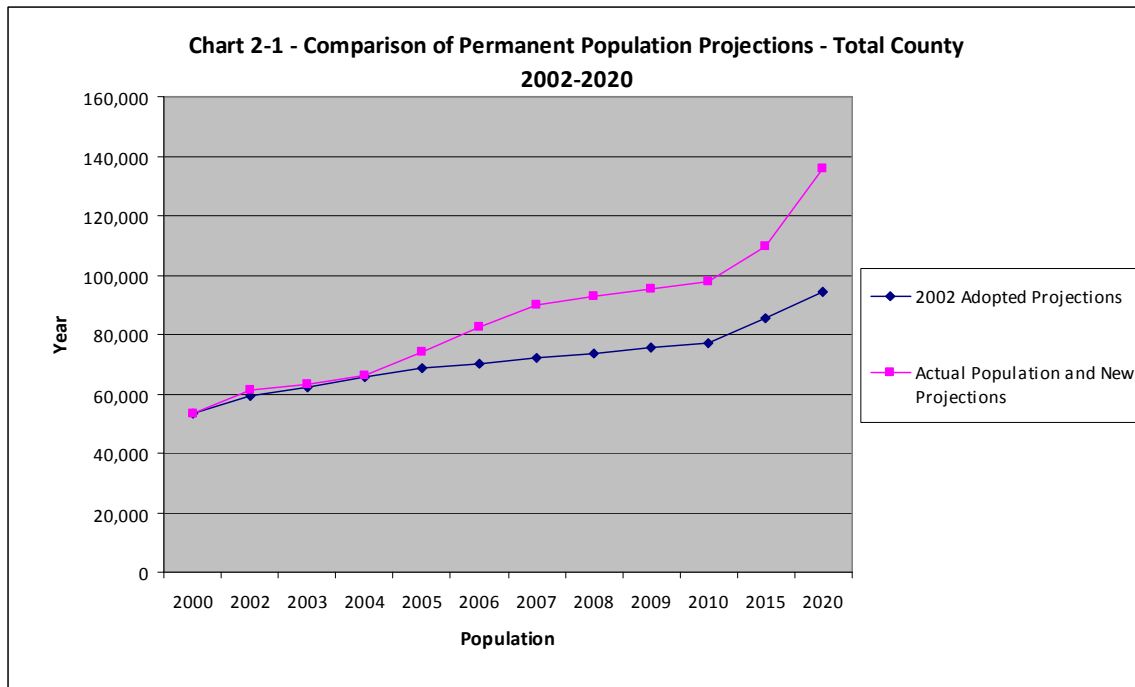
2002 Adopted Population Projections from Sumter County Comprehensive Plan Adopted July 30, 2002

2000 Actual Population from 2000 U.S. Census

2002 to 2009 Actual Population from Bureau of Economic and Business Research (BEBR), University of Florida

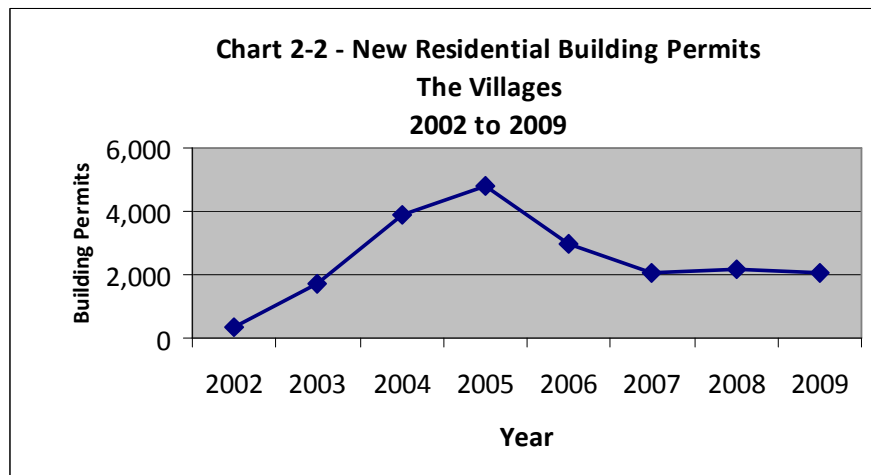
2010 to 2035 Projections from Fishkind & Associates - "City of Wildwood Residential Needs Analysis for 2008 Comprehensive Plan Rewrite" - August 26, 2008

2010 to 2035 BEBR Projections from BEBR Florida Population Studies Volume 42, Bulletin 153, March 2009



The significant deviation in the 2002 population projections from the actual population from 2005 through 2009 is a direct result of the explosive residential development within The Villages during this period. In the short period of three years, new residential building permit

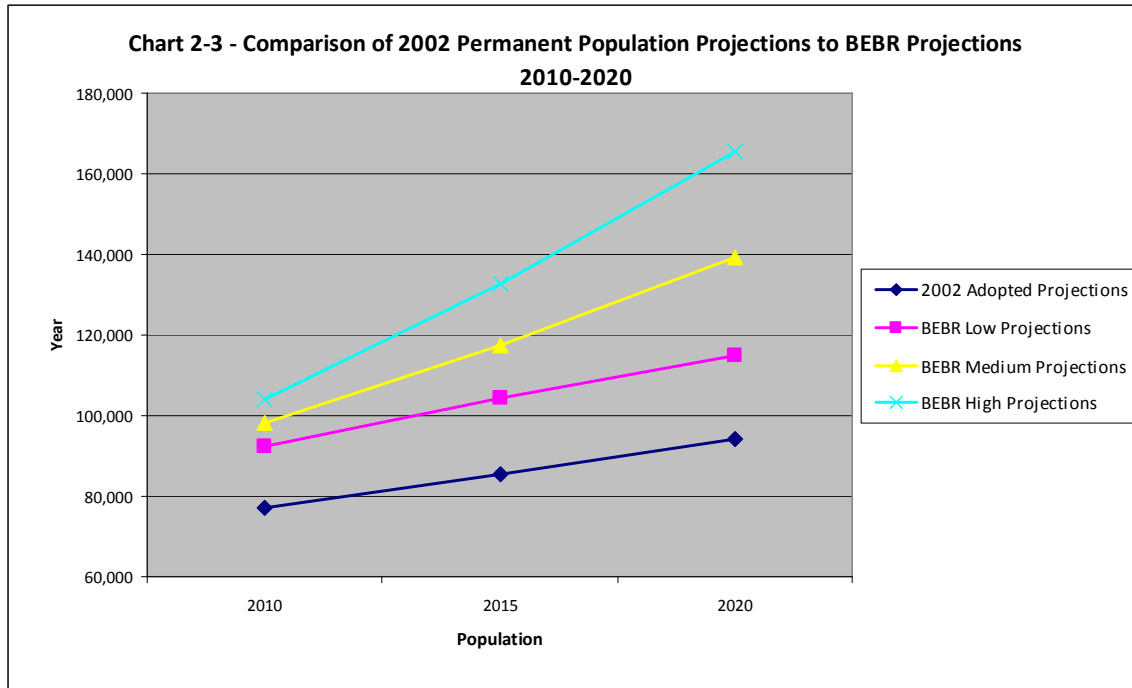
activity in The Villages explosively increased from approximately 300 permits in 2002 to nearly 5,000 in 2005. (See Chart 2-2). Since the peak in 2005, the level of new residential building permit



activity has decreased. However, the decreased level is still at a relatively high pace of development with a consistent rate of approximately 2,000 new residential building permits per year from 2007 through 2009. This explosive pace of development was not anticipated within the 2002 population projections.

The impact of the underestimation of the population from 2002 to 2009 carries forward to the population projections developed in 2002 for the period of 2010 to 2020. The 2002 population projections called for a total county population of 77,050 in 2010 and 94,250 in 2020. The 2020 projected population is over 1,000 persons less than the actual population in 2009 (94,250 compared to 95,304). In addition, the 2020 projected

population is significantly less than the current low range projected population prepared by the Bureau of Economic and Business Research, University of Florida (BEBR) (94,250 compared to 114,900). (See Chart 2-3)



Over the past year, the County has worked closely with the City of Wildwood in the resolution of compliance issues with the Florida Department of Community Affairs related to adoption of a completely re-written comprehensive plan for the City. As part of this effort, the City utilized population projections prepared by Fishkind & Associates in a report titled “City of Wildwood Residential Needs Analysis for 2008 Comprehensive Plan Rewrite” - August 26, 2008. The population projections prepared by Fishkind & Associates included a total county population as well as a city population through the year 2035. (See Table 2-1) The Florida Department of Community Affairs (DCA) accepted the Fishkind & Associates population projections. In addition, DCA required the County and the City to enter into an agreement with DCA that requires the City and County to utilize the same population projections and to allocate 25% of the County’s projected 2035 population to the City. As of February 16, 2010, the County executed the population agreement with execution by the City and DCA pending.

As a result of the significant underestimation of county population in the adopted 2002 Comprehensive Plan, new population projections must be adopted into the County’s Comprehensive Plan. The Fishkind & Associates population projections will be utilized in the development of the EAR based amendments.

ISSUES OF LOCAL CONCERN

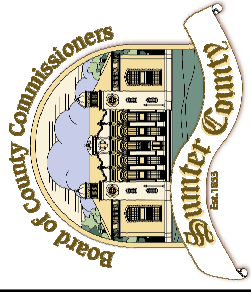
The Evaluation and Appraisal Report (EAR) provides the opportunity for an in-depth assessment of the comprehensive plan's successes and shortcomings addressing issues of local concern to Sumter County. Based on the assessment, the EAR recommends amendments to the comprehensive plan to address shortcomings and to steer the county toward its long term vision. It is important to recognize the EAR does not develop or adopt the actual amendments required to address the shortcomings. The EAR provides the general recommendation and direction for the amendments to be prepared and subsequently adopted in the EAR based amendments, which occurs 18 months after adoption of the EAR and approval by the Florida Department of Community Affairs.

Florida Statutes directs local governments to focus the EAR on issues of local concern. The EAR provides the local government the chance to evaluate and to recommend changes to the comprehensive plan to assure the plan effectively addresses the issues of local concern. Specifically, the EAR must:

- Identify the impacts of the issue;
- Assess whether objectives of the Plan as they pertain to major issues have been achieved;
- Discuss whether there have been changes in circumstances that were not anticipated and whether these changes resulted in either problems or opportunities for the community; and
- Identify actions or corrective measures, including plan amendments that are needed to address the issues of local concern

The process to identify the issues of local concern was a public process through the Sumter 2030 Visioning Process, which took place from April 2008 to October 2008. Four (4) community visioning workshops (two in the south and two in the north areas of the county) were held using a variety of individual and group exercises providing the necessary input to identify issues of concern. In addition, an online survey was prepared to allow people who were unable to participate in the community visioning sessions to provide their input into the process. Presentations were also made to community groups after the community visioning sessions to provide an additional verification that issues identified in the community visioning sessions were valid. In March 2009 at a public workshop, the Board of County Commissioners reviewed the results of the community visioning sessions and concurred with the findings.

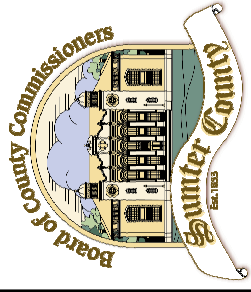
Consequently, the following issues of local concern will be analyzed through the EAR process.



Evaluation & Appraisal Report

Issues of Local Concern

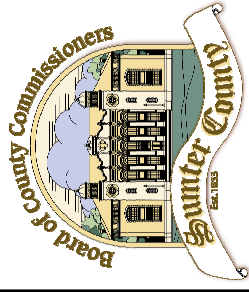
- Establish Effective Urban Service Areas
 - Coordinated with Cities and ISBA/JPA
 - Focus on Infrastructure Availability (Existing or Planned)
 - Direct/Encourage Development



Evaluation & Appraisal Report

Issues of Local Concern

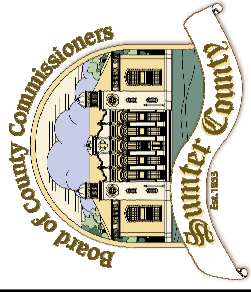
- Establish Economic Activity Centers
 - Industrial/Mixed Use
 - Access to Major Transportation Corridors
 - Availability of Infrastructure
 - Minimize Impact to Existing Residential Uses



Evaluation & Appraisal Report

Issues of Local Concern

- Enhance Rural/Agricultural Area Protections
 - Encourage/Direct Development into Urban Service Areas
 - Evaluate Programs to Transfer Development Rights from Rural/Agricultural Lands to Lands within Urban Service Areas
 - Establish Development Standards Promote “Conservation Subdivisions” – Maintain Rural Character
 - Provide for Small Scale Rural Activity Centers (neighborhood grocery/convenience/service)



Evaluation & Appraisal Report

Issues of Local Concern

- Maintain Sensitive Environmental Resources
 - Encourage water conservation and long term sustainability of water supplies
 - Encourage energy efficient development practices/patterns (Florida Statute Requirement)
 - Continue coordination with State Agencies to maintain viability of existing public conservation lands